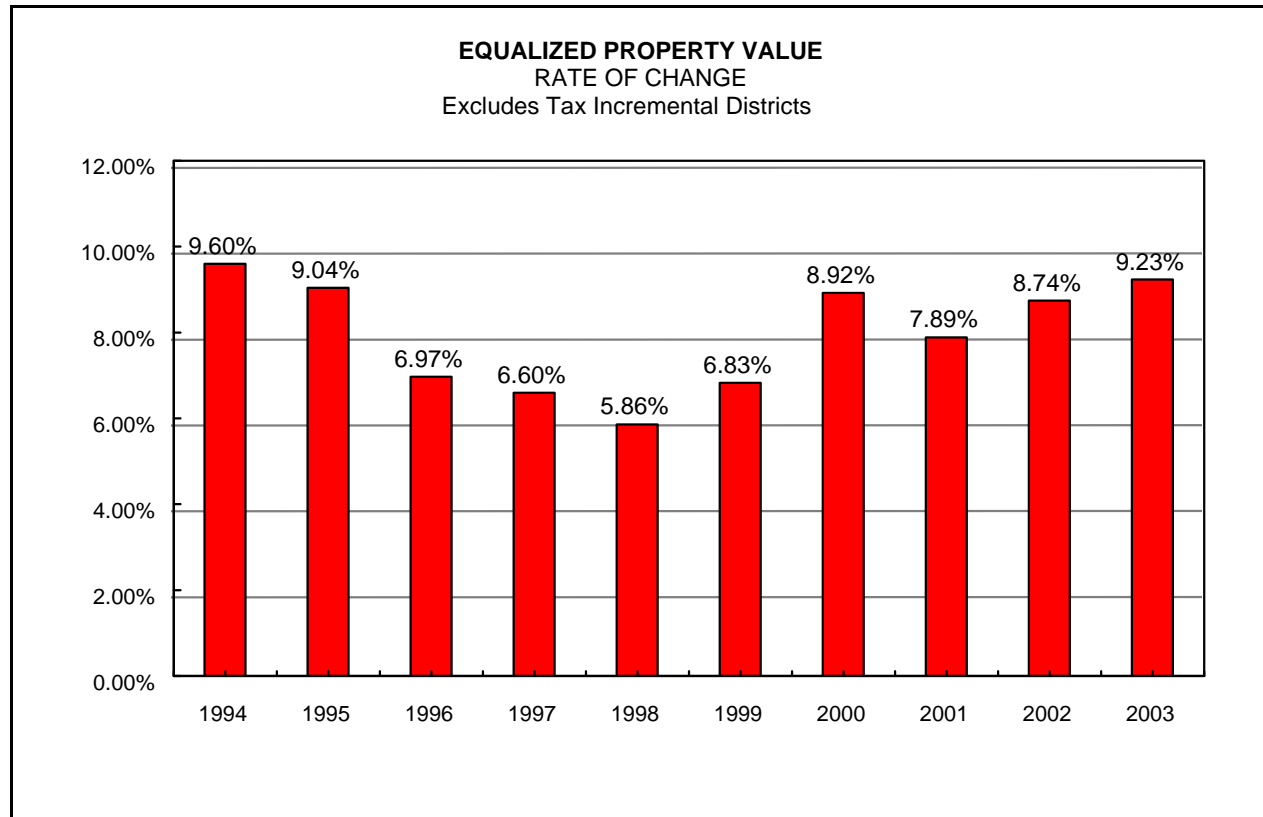


EQUALIZED PROPERTY VALUE

Equalized property value is a broad measure of the County's tax base. The Wisconsin Department of Revenue annually determines the equalized (fair market) value of all property subject to general property taxation. Equalized values are reduced by tax incremental district value increments for apportioning the County levy. In 1996-1998, lower inflation rates are primarily responsible for moderate valuation increases. However, new construction growth remains strong in these years. Recent increases in valuations for 1999 - 2003 include higher market based inflation rates ranging from 4.2%-6.8% for residential properties.



Valuation Year	Total Value	Change In Valuation	Rate of Change
	(excludes TID's)		
1994	\$18,805,160,500	\$1,647,529,730	9.60%
1995	\$20,505,823,300	\$1,700,662,800	9.04%
1996	\$21,934,239,300	\$1,428,416,000	6.97%
1997	\$23,381,634,700	\$1,447,395,400	6.60%
1998	\$24,752,110,250	\$1,370,475,550	5.86%
1999	\$26,442,836,150	\$1,690,725,900	6.83%
2000	\$28,802,075,250	\$2,359,239,100	8.92%
2001	\$31,074,293,750	\$2,272,218,500	7.89%
2002	\$33,791,109,550	\$2,716,815,800	8.74%
2003	\$36,910,435,050	\$3,119,325,500	9.23%